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TOWN CLERK
Pamela Mills

TOWN ATTORNEY
Tom Brooke



MAYOR
Charles Seaford

TOWN COUNCIL
Don Bringle
Arthur Heggins
Brandon Linn
Rodney Phillips
Steve Stroud

CHINA GROVE PLANNING BOARD MEETING
Minutes of Regular Meeting
Thursday, September 9, 2021

The China Grove Planning Board met on Thursday, September 9, 2021 at 7:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

Planning Board Members Present: David Morton, Chairman
Butch Bivens, Vice Chairman
Joel Maynor
Jason Higgins

Planning Board Members Absent: Natalie Morgan
Rodney Phillips
Brie Bivens-Hager

Staff Present: Pamela Mills, Town Clerk
Franklin Gover, Assistant Town Manager

Visitors:

Roll Call and Recognition of Quorum

Chairman Morton called the meeting to order at 7:00 PM. The presence of a quorum was recognized at that time.

Approval/ Corrections of Minutes

Mr. Bivens made a motion to approve the August 12th, 2021 minutes. Mr. Maynor seconded the motion, which carried unanimously.

Adoption of Agenda

Mr. Maynor made a motion to adopt the agenda. Mr. Higgins seconded the motion, which carried unanimously.

Public Comment

None

2021-SUP-02; Shue Road Multi-Family

Mr. Gover state the applicant is requesting a Special Use Permit for multi-family development in a Mixed Residential district (R-M). He stated the proposed development includes 240 units, detached garages units, clubhouse and swimming pool. He stated this parcel is located in the 200 block of Shue Road and is

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a total of 16.3 acres. He stated there is an existing single family home that will be removed during the process. He stated the parcel is currently zoned mixed residential and is in the ETJ. He stated directly behind this property will be the major subdivision Kensington that was approved last month. He stated the site plan shows 24 unit and 36 unit buildings with parking on the interior. He stated the site plan shows a clubhouse, garage units and swimming pool. He stated there is two entrance/exits to Shue Road. He stated canopy trees are required within 60' of every parking space, parking lot perimeter screening is required along the parking area, and an opaque wall or berm is required to screen commercial uses from residential uses. He stated the site plan shows tree save along the creek at the rear of the property. He stated the applicant shows two dumpster enclosures. He stated the Land Use Plan recommends Suburban Residential in this area. He stated the LUP did not anticipate the expansion of water and sewer into this parcel.

Chairman Morton asked if NCDOT had made any comments. Mr. Gover stated at the TRC meeting they said basic improvements would be made as part of the driveway permit. He stated right hand turn lanes may be required.

Mr. Higgins stated the added traffic at the end of Shue Road and Main Street is a concern to him. Chairman Morton stated that is typically a NCDOT issue since it is a state road.

Chairman Morton opened the courtesy hearing.

Chris La Mack – Shue Fits LLC

Mr. La Mack stated we love this area of China Grove due to its proximity to Main Street and I-85. He stated to minimize the impact and view we placed the parking in the interior and landscaped the development from Shue Road. He stated the buildings are three story garden apartments with a breezeway. He stated the building material will be masonry brick on the lower level and siding on the upper level.

Chairman Morton asked what type of siding would be used. Mr. La Mack stated a high grade vinyl siding that does not require painting.

Mr. Higgins stated he is excited there is growth in this part of China Grove but he is concerned with the traffic that this development and other developments in the area will create on Shue Road.

Chairman Morton closed the courtesy hearing.

Chairman Morton stated he likes the landscaping along Shue Road and the parking located on the interior. He stated he would like to see the siding upgraded to a better material. Mr. Maynor stated he would also like to request an upgraded material beside vinyl siding.

Chairman Morton asked if the side walk is required to have curb and gutter. Mr. La Mack stated he does not know if it is a requirement but they prefer to do curb and gutter.

Mr. Bivens made a motion to approve 2021-SUP-02 for multi-family development on Rowan County Tax Parcel 117 020 with the condition to upgrade the vinyl siding to a better material. Mr. Higgins seconded the motion, which carried unanimously.

2021-CZ-04; Delta Street Major Subdivision

Mr. Gover stated that the applicant is requesting a Conditional Zoning district to accommodate a major subdivision consisting of 103 townhomes, and 115 detached single family homes with a total of 218 units.

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He stated the townhome lots are 20 ft. by 90 ft. He stated currently the properties are within Rowan County planning jurisdiction and located in an economic development zoning district (85-ED-2). He stated the two parcels are a total of 55.3 acres and located on the southern end of Delta Street. He stated the 85-ED-2 district identify sites on I-85 that could have an industrial use. He stated these parcels have access to water and sewer due to the town extending water and sewer in the mid 2000s. He stated these parcels would need to be voluntarily annexed into the town to receive water and sewer services. He stated there are three proposed connections to Delta Street, two new accesses and an extension of Delta. He stated the plat shows a pool, playhouse and cluster mailboxes. He stated there are wetlands and a creek on the plat. He stated there are four stormwater controls measures indicated on the plat. He stated the minimum lot size is 50 ft. for a single-family home. He stated the plat utilizes 60 ft. residential cross section on the primary streets to accommodate more capacity and 50 ft. residential cross section on the side streets. He stated the plat shows stream buffers and tree save. He stated the Land Use Plan does not address this area. He stated the site is in our sphere of influence that is south of Webb Road. He stated this development encourages a mixture of housing types and promoting walkability. He stated there are two single family homes along Delta Street which would be removed as part of this development.

Chairman Morton asked where the state maintained portion ends on Delta Street. Mr. Gover showed Chairman Morton on the map. Chairman Morton asked who owns the road past that portion. Mr. Gover stated the two home owners that are at the end. Mr. Bivens asked how would vehicles get to China Grove from this development. Mr. Gover stated they would travel Mt. Hope Church Road to Hope Lane.

Chairman Morton opened the courtesy hearing.

Marty Davis – D.R. Horton

Mr. Davis stated he is the Land Entitlement Manager and introduced Leigh Polzella the Land Acquisition Manager, and Hy Nguyen and Mark Diamond with DPR Associates.

Hy Nguyen – DPR Associates

Mr. Nguyen stated the goal is to provide an arrange of quality housing types and create a thriving community. He stated giving the location of the site we felt the R-M district best fit for our proposed development. He stated we are proposing townhome sites to be 20 ft. wide and the single-family home sites to be 50 ft. wide. He stated the second entrance will be the main entrance and placed the clubhouse and swimming pool at this entrance. He stated there is 32% open space with walking paths connecting the amenities and open space. He stated NCDOT is requiring a surface treatment to Delta Street along with sidewalks and landscaping.

Chairman Morton closed the courtesy hearing.

Chairman Morton stated access to the site from China Grove is indirect but the route minimizes traffic impact from existing development. He asked what type of materials are being proposed for the exterior of the townhomes. Mrs. Polzella stated it is a mix of broken stone and high-end vinyl. Chairman Morton asked the size of the lots for single family and townhomes. Mrs. Polzella stated single family lots would be 51 ft. wide and townhome lots would be 20 ft. wide. Chairman Morton asked what the required set backs are. Mr. Gover stated in the R-M district it is 5 ft. but with conditional zoning there is flexibility. He stated the setback could be greater but they are proposing 5 ft. Chairman Morton asked what the width for the single-family homes would be. Mrs. Polzella stated on a 50 ft. lot with 5 ft. setbacks the maximum home width would be 40 ft.

Mr. Davis asked what are the concerns with a 50 ft. lot and 5 ft. setbacks. Chairman Morton stated the Town Council has concerns with 50 ft. lots and turned down a couple of developments because of the 50

ft. lots. He stated the Council has since approved developments with 50 ft. lots with the condition of a 7 ft. setback and no vinyl siding being used. He stated a concern is fire safety and fire jump. He stated we prefer to see hardie board siding.

Mr. Higgins made a motion that 2021-CZ-04 is not within the China Grove Land Use Plan study area, therefore cannot be consistent and is deemed an amendment to the Future Land Use Map, 202-CZ-04 is reasonable and in the public interest because the neighborhood is in close proximity to town water and sewer, creates minimal impacts on traffic, adds improvements to Delta Street, and increases housing options in China Grove. He recommends approval of 2021-CZ-04 to rezone Rowan County Tax Parcels 117 078 and 117 156 from Rowan County I-85 Economic Development 2 (85-ED-2) to Mixed Residential Conditional Zoning (RM-CZ) with the following conditions:

Condition 1. This rezoning is not effective until the Certificate of Approval defining mutually agreed upon conditions is signed and notarized.

Condition 2. Allow open space as presented.

Condition 3. Allow setbacks as presented on preliminary plat.

Condition 4. Townhouses will have front facades with multiple planes to create visual interest and distinguish between homes.

Condition 5. Primary material for homes will exclude vinyl. Vinyl will only be used for soffits, eaves and other related accessory details.

Mr. Maynor seconded the motion, which carried unanimously.

Adjourn

Mr. Higgins made a motion to adjourn. Mr. Maynor seconded the motion, which was carried unanimously.

David Morton
Chairman

Pamela L. Mills, CMC
Town Clerk